

<p>3. <i>Provision of required parking spaces would be disruptive to landmark trees or would severely restrict private outdoor living space on the site.</i></p>	<p><i>No landmark trees would be disturbed by granting the parking exception nor will it restrict outdoor living space on the site.</i></p>
<p>4. <i>Creation of new off-street spaces would require the elimination of an equivalent or higher number of on-street parking spaces.</i></p>	<p>Not applicable.</p>
<p>5. <i>The proposed reduction in parking requirements is appropriate to the total size of the dwelling unit upon completion of the proposed addition.</i></p>	<p>The home will remain a single-family home and the existing garage will be maintained for parking. Staff conducted three site visits and at all three visits, there appeared to be roughly a 50% vacancy rate within a 200-foot radius of the site (not including Masonic Avenue). Parents will not be parking for long periods of time but having a quick pick-up and drop-offs through out the day in an area where there appears to be adequate parking for such a use.</p>

5. Public Comment on Non-Agenda Items

There was no public comment.

6. Discussions and Possible Action on Matters Related to the Following Items

- a. **1030-1130 San Pablo Avenue (University Village at the corner of San Pablo Avenue and Monroe Street) Planning Application 07-100. Rezoning. Planned Unit Development. Conditional Use Permit Design Review. Parking Exception.** A request for rezone to San Pablo Commercial, planned unit development, conditional use permit, design review and parking exception for a new grocery store and mixed-use development at a site owned by the University of California.

Staff recommendation: open the public hearing and provide direction to the applicant. No action on the project is to be taken at this meeting.

Commissioner Arkin recused himself from this item due to proximity to his residence and business. Associate Planner Curl delivered the staff report. Chair Panian opened the public hearing and invited the applicant to make a presentation. Bob Lalanne, the project developer, gave a brief update regarding revision to the proposed project. He and Peter Waller, the project architect, were available to answer questions.

Susan Moffat, Albany resident; hoped for a connection between the Bay Trail and Ohlone Greenway. The crosswalk was a good idea, but lacked a signal. Continuing Dartmouth across San Pablo Avenue or adding a signal would help. She recommended more protection of the creek banks. She thought the runoff assessment was optimistic, and asked staff to report on what happened at the Target store site with flooding to the neighbors.

Nick Pilch, Albany resident, suggested moving Monroe, aligning with Dartmouth, and curving through the plan, or moving the signal from Monroe to Dartmouth. He asked to see how bike racks would be sited. He suggested creek restoration from 10th Street to San Pablo Avenue to be included as part of this project.

Ed Fields, Albany resident, opined this Whole Foods would be four to five times the size market for the neighborhood, making it a regional draw compounding existing traffic congestion on San Pablo Avenue. He wanted to know what UC planned for the remainder of the Step 3 site, since this land was originally slated for student housing. Allan Maris, Albany resident, recommended the senior housing include housing for transitional age youth housing (from foster care).

Amy Smollens, Albany resident, agreed with Nick Pilch and Susan Moffat. Kim Linden, Albany resident, noted that current food production and distribution used more fossil fuel than anything other than cars. A small grocery linked to a working farm should be considered. She noted the prices at Whole Foods would prohibit the neighbors from shopping there.

Justin Wiley, representing UC students, wanted sustainable food systems. The Gill tract could be used for outreach and education for the local schools, and a market like People's Grocery in West Oakland was committed to sustainable food and investing in the local community. Jackie Hermes Fletcher, Albany resident, agreed.

Bob Lalanne stated Whole Foods was willing to partner with community gardens. No one else wished to speak. Chair Panian closed the public hearing.

Commissioner Moss had concerns about the location of the senior housing kitchen regarding delivery truck drop-off, and the "T" turnaround for emergency vehicles. Commissioner Gardner recommended looking at the project as though eighty to ninety-five percent of the customers would be on foot or bicycle. She noted that significantly fewer parking spaces than would be required for senior housing than regular housing. She liked the idea of fewer parking spaces, but wanted to be sure that could be approved. She recommended more of a buffer zone or park at the creeks, with more trees.

Chair Panian noted the awkward circulation, lack of pedestrian and bicycle orientation, lack of focus on creeks, large, over-parked grocery store and too much retail.

b. 752 Pierce. Continuation of Planning Application 08-044. Parking Exception. Conditional Use Permit. Design Review. Request for Design Review approval to allow a 929 square foot, second story addition to an existing single-family home.

Staff recommendation: approve.

Associate Planner Curl delivered the staff report. Chari Panian opened the public hearing and invited the applicant to make a presentation. Bill Coburn, the project architect, was available to answer questions. Del Price, 755 Pierce Street, displayed photographs taken from her house and stated she was going to lose her view. Jeff Armstrong, 759 Pierce Street, agreed. Jackie